

WASTEWATER DISPOSAL REPORT

for

OWL MARKETPLACE FINAL PLAT

October 2023

Prepared By:



Colorado Springs, CO

5540 Tech Center Dr., Suite 100

Colorado Springs, CO 80919

Phone: 719.227.0072

www.respec.com

OWL MARKETPLACE

WASTEWATER DISPOSAL REPORT

October 2023

Prepared for:

Drexel, Barrell & Co.
3 South 7th Street
Colorado Springs, CO 80905

Prepared by:

RESPEC, LLC
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Colorado Springs, CO 80919

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1.0 INTRODUCTION AND EXECUTIVE SUMMARY

The purpose of this report is to address the anticipated wastewater loads from the development known as *Owl Marketplace* in Falcon, CO. This project is currently seeking plat approval through El Paso County, and this report is a requirement of approval.

EXECUTIVE SUMMARY: The Woodmen Hills Metropolitan District has adequate wastewater system and treatment capacity to provide wastewater service to this subdivision.

2.0 PROJECTED LAND USES

2.1 Projected Land Uses

Lands within the subject area have been planned as a commercial development. This report and associated commitments pertain to the lands proposed to encompass the land use for Owl Marketplace. Please refer to the Land Use Exhibit in **Appendix B**.

2.2 Wastewater Loads for the Subject Property

Table 2-1 provides a summary of expected water demands and wastewater loads. Abbreviations in the table below include SFEs (single family equivalents), AF/YR (acre-feet per year), and GPD (gallons per day).

Table 2-1

Owl Marketplace - Final Plat					
Estimates of Water Demands and Wastewater Loads					
	Water				Wastewater
Land Use	# of Units	Area (Acres)	SFEs	AF/YR	(@ 172 GPD/SFE)
		<i>Note 1</i>	<i>Note 2</i>	<i>Note 3</i>	
Residential	0		0.0	0.00	0
Commercial		4.61	13.8	4.88	2,379
Totals	0	4.61	13.8	4.88	2,379
<i>Note 1: Gross area - Includes drainage tracts, rights-of-way, etc.</i>					
<i>Note 2: Based on a planning value of 3.0 SFEs per acre of commercial land established for the area.</i>					
<i>Note 3: Based on an established value for the area of 0.353 AF/SFE/YR</i>					

3.0 WASTEWATER REPORT

3.1 Unit Use Wastewater Loads

As calculated in *Table 2-1*, the expected wastewater load is 2,379 gallons per day (GPD).

3.2 Treatment Facilities

The WHMD recently constructed a new regional wastewater treatment facility which was placed online in the spring of 2019. This facility serves the Falcon regional area. Falcon Highlands Metropolitan District, Paint Brush Hills Metropolitan District, and portions of Meridian Service Metropolitan District are also served by this facility. The new plant is an advanced wastewater treatment plant with a hydraulic capacity of 1.3 MGD. WHMD is both in compliance with its discharge permit and has substantial adequate capacity for the additional flows.

Current average daily hydraulic loading to the treatment plant is roughly 75%, and max month hydraulic loading is roughly 81%. The addition of the subject property marks roughly **0.2%** of the plant's permitted capacity.

3.3 Collection and Pumping Facilities

WHMD operates approximately 54 miles of wastewater collection system and owns and operates three lift stations. This development will be required to install gravity sewer facilities in accordance with WHMD standards and approvals. Said gravity sewer facilities will connect to existing collection systems owned and operated by WHMD.

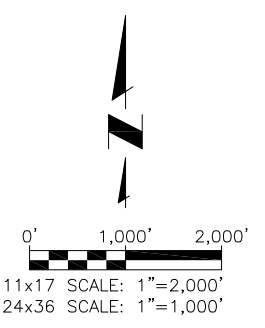
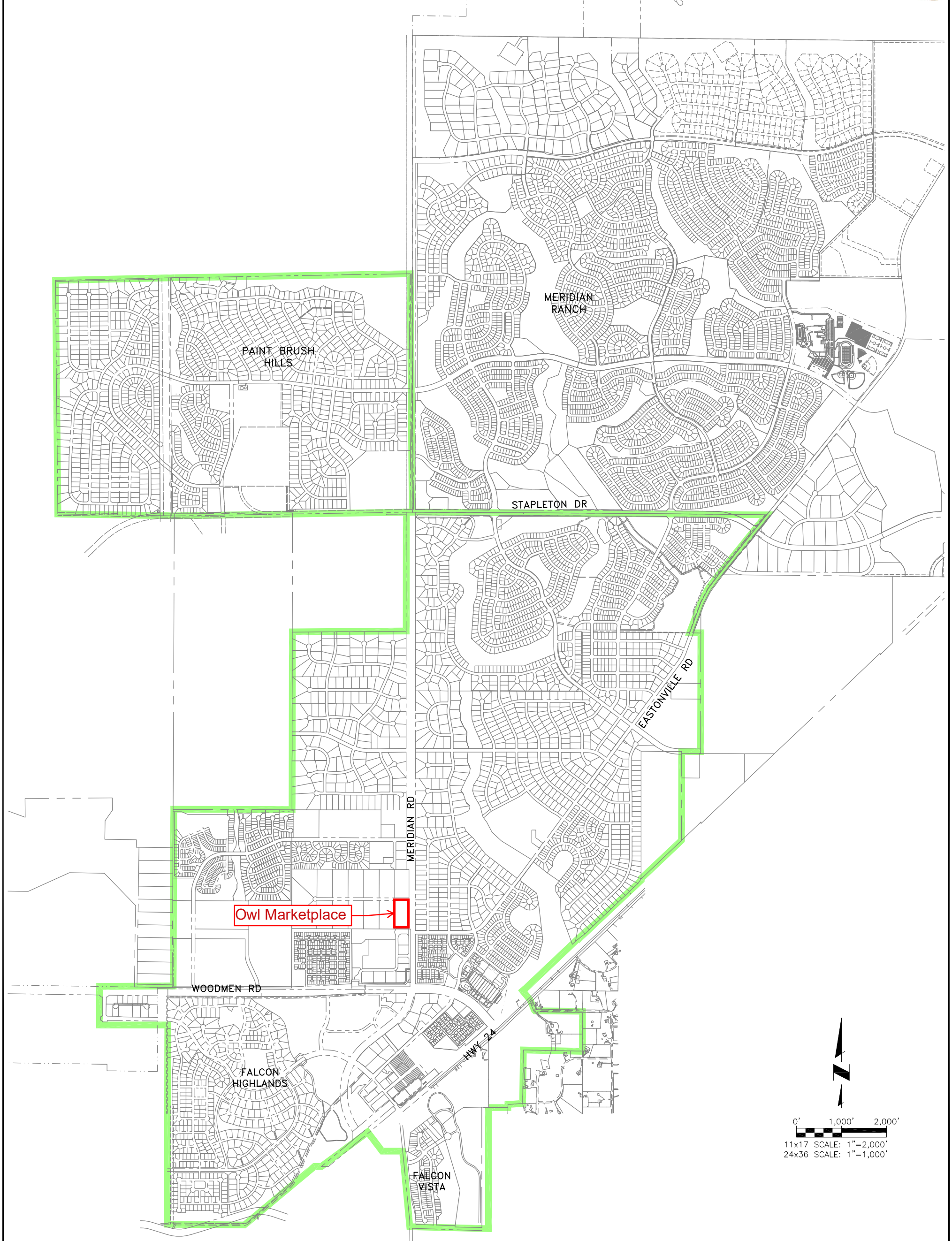
4.0 CONCLUSION

The Woodmen Hills Metropolitan District has adequate wastewater system and treatment capacity to provide wastewater service to this subdivision.

Appendix A

WOODMEN HILLS

METROPOLITAN DISTRICT



SHEET 1 OF 1

Proj.#: 112.113
 Date: 08/10/20
 Design: JPM
 Drawn: RMM
 Check: JPM

REVISIONS				
NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

WOODMEN HILLS METROPOLITAN DISTRICT

DISTRICT MAPPING

SEWER SERVICE AREA



Colorado Springs, CO
 5540 Tech Center Dr., Suite 100
 Colorado Springs, CO 80919
 Phone: 719.227.0072
www.respec.com

Appendix B

OWL MARKETPLACE FILING NO. 1

A REPLAT OF LOTS 14 & 15, FALCON RANCHETTES, LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



BE IT KNOWN BY THESE PRESENTS:

THAT JAMES AND MARY HAGAN, MIKE AND BRITTANY TEXER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

LEGAL DESCRIPTION (See Survey Note #3):

A PARCEL OF LAND IN THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOTS 14 AND 15, FALCON RANCHETTES, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK V-2, PAGE 15 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
 CONTAINING 9.60 ACRES, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS AND EASEMENTS FOR PUBLIC IMPROVEMENTS, UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF "OWL PLACE FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS THEREOF:

THE AFOREMENTIONED, JAMES HAGAN, HAS EXECUTED THIS INSTRUMENT
 THIS ____ DAY OF _____, 2023

BY: _____
 JAMES HAGAN

ACKNOWLEDGMENT

STATE OF _____)
) ss
 COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023
 BY _____ JAMES HAGAN

WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC MY COMMISSION EXPIRES: _____

IN WITNESS THEREOF:

THE AFOREMENTIONED, MARY HAGAN, HAS EXECUTED THIS INSTRUMENT
 THIS ____ DAY OF _____, 2023

BY: _____
 MARY HAGAN

ACKNOWLEDGMENT

STATE OF _____)
) ss
 COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023
 BY _____ MARY HAGAN

WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC MY COMMISSION EXPIRES: _____

IN WITNESS THEREOF:

THE AFOREMENTIONED, MIKE D. TEXER, HAS EXECUTED THIS INSTRUMENT
 THIS ____ DAY OF _____, 2023

BY: _____
 MIKE D. TEXER

ACKNOWLEDGMENT

STATE OF _____)
) ss
 COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023
 BY _____ MIKE D. TEXER

WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC MY COMMISSION EXPIRES: _____

IN WITNESS THEREOF:

THE AFOREMENTIONED, BRITTANY A. TEXER, HAS EXECUTED THIS INSTRUMENT
 THIS ____ DAY OF _____, 2023

BY: _____
 BRITTANY A. TEXER

ACKNOWLEDGMENT

STATE OF _____)
) ss
 COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023
 BY _____ BRITTANY A. TEXER

WITNESS MY HAND AND OFFICIAL SEAL:

 NOTARY PUBLIC MY COMMISSION EXPIRES: _____

SURVEY NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO CREATE 5 NEW LOTS, PUBLIC RIGHT-OF WAY AND EASEMENTS AS SHOWN HEREON.
2. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF THE NORTH ONE-HALF OF THE SE1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M. IS ASSUMED TO BEAR SOUTH 89°43'52" WEST. SAID LINE BEING MONUMENTED AS SHOWN HEREON.
3. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
4. DREXEL, BARRELL & COMPANY WAS NOT PROVIDED A CURRENT TITLE COMMITMENT WHICH MAY DISCLOSE SPECIFIC EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY, NOR DOES THIS SURVEY CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & COMPANY OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AS SUCH, THE UNDERSIGNED SURVEYOR, AND DREXEL, BARRELL & COMPANY, ASSUME NO LIABILITY FOR MATTERS OF RECORD WHICH WOULD NORMALLY BE DISCLOSED BY SUCH DOCUMENTS.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.
6. SURVEY FIELD WORK COMPLETED ON APRIL 12, 2023.
7. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PLAT NOTES:

1. A TRAFFIC STUDY WILL BE REQUIRED AT THE TIME OF DEVELOPMENT TO DETERMINE IF THE 50' ROW FOR MERIDIAN PARK DRIVE IS ADEQUATE OR IF ADDITIONAL ROW IS NEEDED.
2. THIS PROPERTY IS LOCATED WITHIN ZONE X-AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 080410053 G HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018. A CONDITIONAL LETTER OF MAP REVISION (LOMR) HAS BEEN APPROVED FOR THE SITE PER FEMA CASE NO. 22-08-0669R, DATED DEC 21, 2022. PIKES PEAK REGIONAL BUILDING DEPARTMENT WILL REQUIRE AN EFFECTIVE LOMR REMOVING THE LOTS FROM THE FLOODPLAIN PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE INDIVIDUAL LOTS.
3. THE NUMBER OF LOTS HEREBY PLATTED IS 5 AND THERE ARE NO TRACTS.
4. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (e.g., PREBLE'S MEADOW JUMPING MOUSE).
5. UTILITY PROVIDERS ARE: WOODMEN HILLS METROPOLITAN DISTRICT-WATER/WASTEWATER, COLORADO SPRINGS UTILITIES-GAS, AND MOUNTAIN VIEW ELECTRIC ASSOCIATION-ELECTRIC.
6. ALL ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
8. EASEMENTS UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10' USE PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
9. ACREAGE NOTE: TOTAL GROSS ACREAGE = 9.603 ACRES +/-.
 NET ACREAGE OF SUBDIVISION (LOTS 1-5) = 8.798 ACRES. +/-.
 NET ACREAGE OF LAND DEDICATED FOR RIGHT OF WAY = 0.805 ACRES +/-.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND CERTIFIES THAT THE ACCOMPANYING PLAT AS DRAWN, REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND IN ACCORDANCE WITH THE REQUIREMENTS PERTAINING TO LAND SURVEYING OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, THE MONUMENTS EXIST AS SHOWN HEREON, THE MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS LAND SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

 PETER VAN STEENBURGH DATE: _____
 PLS NUMBER 37913
 FOR AND BEHALF OF
 DREXEL BARRELL & CO.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "OWL MARKETPLACE FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE ____ DAY OF _____, 2023, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

 DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

 ASSESSOR

FEES:

FALCON BASIN DRAINAGE FEE:
 FALCON BASIN BRIDGE FEE:

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) ss
 COUNTY OF EL PASO)
 I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK,
 M., THIS ____ DAY OF _____, 2023 AND IS DULY RECORDED UNDER
 RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY,
 COLORADO. STEVE SCHLEIKER, RECORDER.

 BY: _____ DEPUTY SURCHARGE: _____
 FEE: _____

MAY 30, 2023

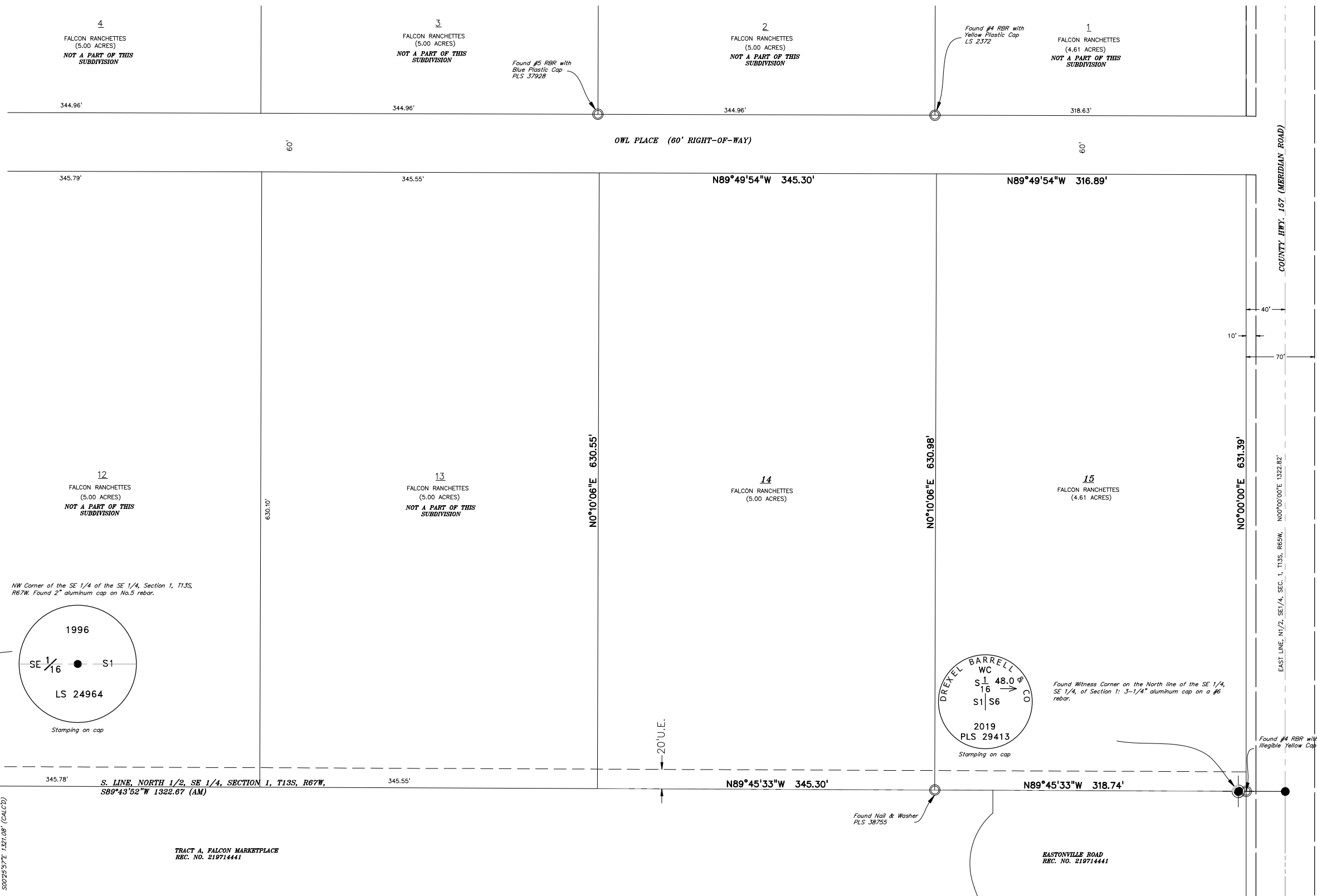
Sheet 1 of 1



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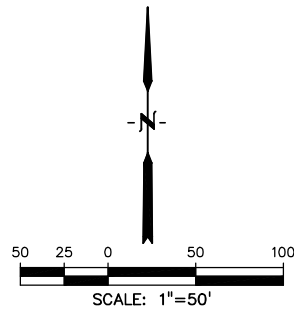
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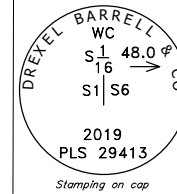
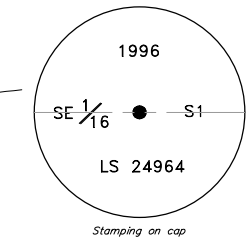


LEGEND

- FOUND SURVEY MONUMENT AS NOTED ○
- SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 37913" ●
- SECTION CORNER/REF MONUMENT AS INDICATED ⊕
- RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1 (R)
- MEASURED DIMENSION (AM)
- RECEPTION NUMBER Rec. #
- RIGHT OF WAY R.O.W.
- SQUARE FEET SF
- EXISTING EASEMENT -----
- PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT -----
- EXISTING R.O.W. -----
- CENTERLINE PROPOSED ROAD -----



NW Corner of the SE 1/4 of the SE 1/4, Section 1, T13S, R67W. Found 2" aluminum cap on No.5 rebar.



Found Witness Corner on the North line of the SE 1/4, SE 1/4, of Section 1: 3-1/4" aluminum cap on a #6 rebar.

Found #4 RBR with illegible Yellow Cap

AS PLATTED

FEE:

MAY 30, 2023

Sheet 2 of 3

DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 (719) 260-0887 Fax: (719) 260-8352
 Job No. 21611-01 Drawing: 21611-01 REPLAT.dwg

PCD FILE EX231

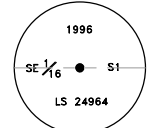
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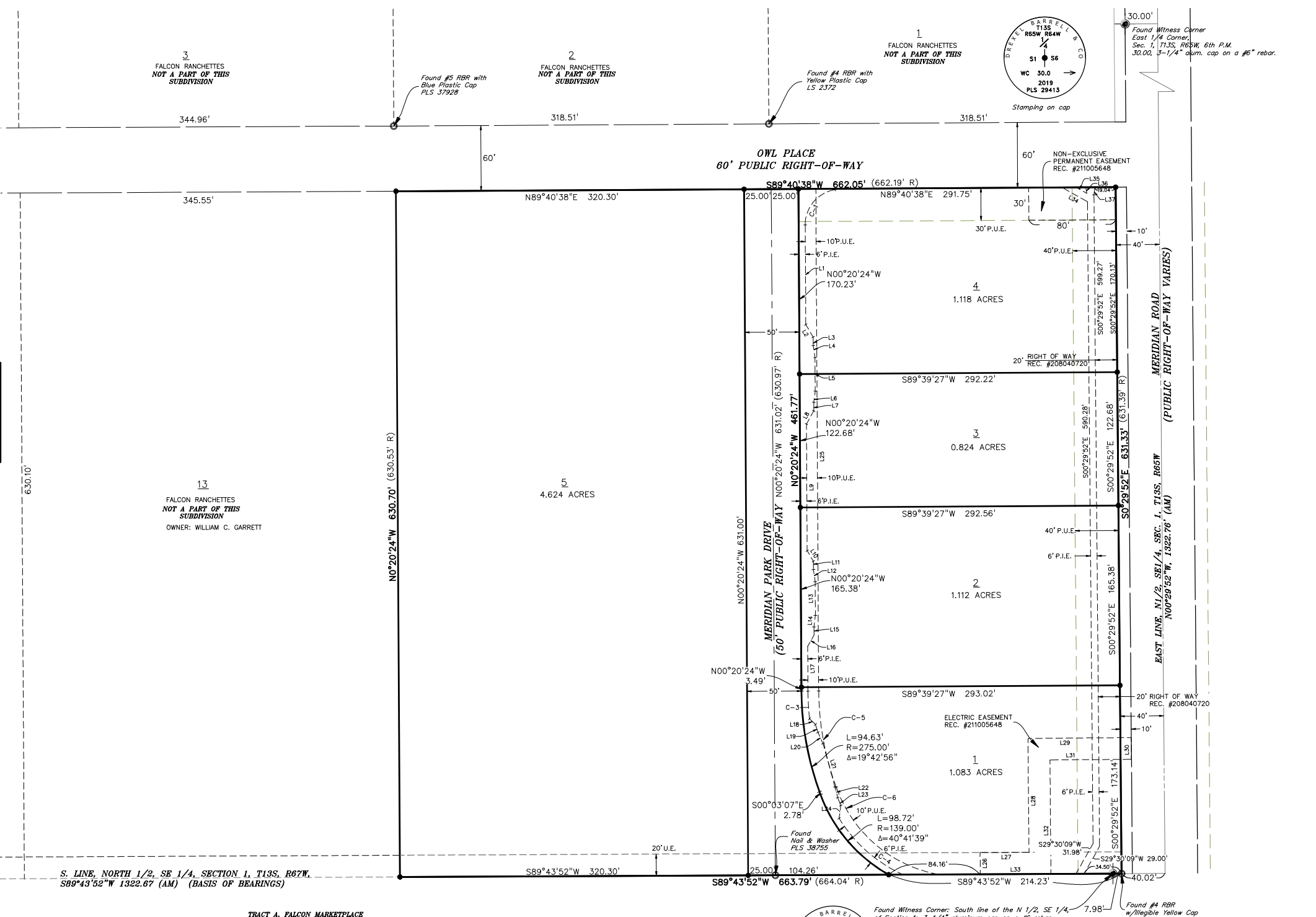
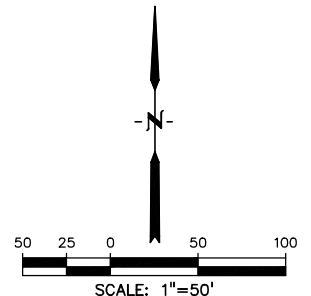
LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 37913"
- SECTION CORNER/REF MONUMENT AS INDICATED
- RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1
- MEASURED DIMENSION
- RECEPTION NUMBER Rec. #
- RIGHT OF WAY R.O.W.
- SQUARE FEET SF
- EXISTING EASEMENT
- PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT
- EXISTING R.O.W.
- CENTERLINE PROPOSED ROAD

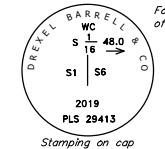
PARCEL LINE TABLE			PARCEL LINE TABLE			CURVE TABLE					
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
L1	91.61'	N0°20'24"W	L21	41.27'	S16°29'32"E	C-1	46.66'	32.76'	81°36'36"	S40°27'42"W	42.82'
L2	13.40'	N30°29'51"W	L22	10.30'	S14°05'15"E	C-3	25.47'	268.75'	5°20'48"	S03°03'06"E	25.46'
L3	7.76'	N0°29'51"W	L23	7.76'	N22°02'56"W	C-4	79.60'	132.85'	34°19'51"	S48°36'31"E	78.42'
L4	11.16'	N8°27'31"W	L24	11.90'	N7°57'04"E	C-5	90.59'	259.10'	20°01'58"	S10°21'49"E	90.13'
L5	30.88'	S0°20'24"E	L25	461.77'	N0°19'28"W	C-6	129.74'	123.10'	60°23'10"	S49°37'10"E	123.82'
L6	10.39'	S7°27'50"W	L26	20.00'	N0°15'55"W						
L7	7.91'	S0°20'24"E	L27	45.00'	N89°44'05"E						
L8	13.84'	N29°30'09"E	L28	104.70'	N0°30'22"W						
L9	116.45'	N0°20'24"W	L29	95.00'	N89°29'38"E						
L10	11.27'	S30°29'51"E	L30	20.00'	S0°30'22"E						
L11	7.72'	S0°20'24"E	L31	78.00'	S89°29'38"W						
L12	11.16'	S8°27'31"E	L32	104.78'	S0°30'22"E						
L13	31.10'	N0°20'24"W	L33	85.08'	S89°44'05"W						
L14	10.59'	S7°27'50"W	L34	26.53'	S60°29'51"E						
L15	7.75'	N0°20'24"W	L35	11.04'	S60°29'51"E						
L16	11.64'	N29°30'09"E	L36	5.59'	N10°59'53"W						
L17	41.24'	N0°20'24"W	L37	6.93'	S7°27'50"W						
L18	7.61'	N46°44'41"W									
L19	7.76'	N16°44'41"W									
L20	11.16'	N24°42'22"W									



Stamping on cap
NW Corner of the SE 1/4 of the SE 1/4, Section 1, T13S, R67W. Found 2" aluminum cap on No.5 rebar.



TRACT A, FALCON MARKETPLACE
REC. NO. 219714441



Found Witness Corner: South line of the N 1/2, SE 1/4, of Section 1: 3-1/4" aluminum cap on a #6 rebar.

FEE:

MAY 30, 2023 Sheet 3 of 3

DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
(719) 260-0887 Fax: (719) 260-8352
Job No. 21611-01 Drawing: 21611-01 REPLAT.dwg